113.0	0003	0018.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,270,300	/	1,270,300
USE VALUE:	1,270,300	/	1,270,300
ASSESSED:	1,270,300	/	1,270,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUBASHEV BORIS & LYUDMILA
Owner 2:	
Owner 3:	
Street 1:	17 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TURKEY HILL HOME BUILDERS LLC -
Owner 2:	-
Street 1:	42 JAMES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 3754 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6646.000	836,700		433,600	1,270,300
Total Card	0.153	836,700		433,600	1,270,300
Total Parcel	0.153	836,700		433,600	1,270,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.36 | /Parcel: 338.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 315845

GIS Ref

GIS Ref

Insp Date 01/17/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 113.0-0003-0018.A

!16056!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	836,700	0	6,646.	433,600	1,270,300		Year end	12/23/2021
2021	101	FV	811,000	0	6,646.	433,600	1,244,600		Year End Roll	12/10/2020
2020	101	FV	1,070,700	0	6,646.	433,600	1,504,300	1,504,300	Year End Roll	12/18/2019
2019	101	FV	828,800	0	6,646.	427,400	1,256,200	1,256,200	Year End Roll	1/3/2019
2018	101	FV	828,800	0	6,646.	328,300	1,157,100	1,157,100	Year End Roll	12/20/2017
2017	101	FV	828,800	0	6,646.	309,700	1,138,500	1,138,500	Year End Roll	1/3/2017
2016	101	FV	828,800	0	6,646.	284,900	1,113,700	1,113,700	Year End	1/4/2016
2015	101	FV	808,300	0	6,646.	266,300	1,074,600	1,074,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:50:36

LAST REV

Date	Time
02/05/20	09:44:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16056

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURKEY HILL HOM	64344-27		10/8/2014		1,080,000	No	No		
CARLSON MICHAEL	62882-396		11/4/2013	Mult Lots	467,000	No	No		CHARLES ALFRED CARLSON JR D.O.D. 1/14/2013.
TURKEY HILL HOM	62875-374		11/1/2013	Mult Lots	455,000	No	No		

USER DEFINED

Prior Id # 1:	72012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2015	172	Solar Pa	45,815					Install solar pane
9/18/2014	1220	Redo Bas	6,000		9/18/2014			Finish basement an
8/18/2014	1006	Heat App	17,000		8/18/2014			Install heat and a
1/27/2014	66	New Buil	180,000	O				
12/18/2013	1826	Foundati	9,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/17/2020	Inspected	PT	Paul T
5/20/2015	Permit Insp	PC	PHIL C
5/30/2014	Meas/Inspect	PC	PHIL C
5/29/2014	Whole Card	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6646		Sq. Ft.	Site		0	70.	0.93	6									433,566						433,600	

Total AC/HA:	0.15257	Total SF/SM:	6646	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	433,566	Spl Credit		Total:	433,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Green		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	3.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98567772
Const Adj.:	0.99989998
Adj $ / SQ:	128.125
Other Features:	106316
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	862577
Depreciation:	25877
Depreciated Total:	836700

COMMENTS

15 & 19 Wright St purchased by Turkey Hill Home Builders, both homes demo`ed to divide into 3 lots. New homes to be built @ 15,17 & 19 Wright St..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

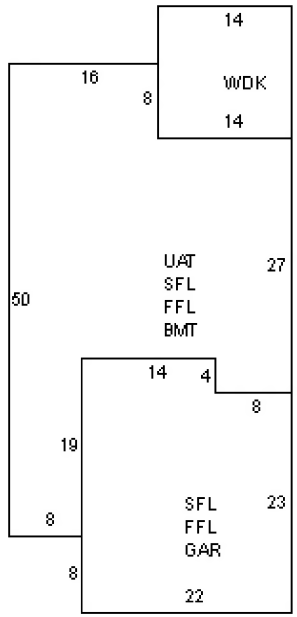
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.06
Special Features:	0	Val/Su Net:	162.81
Final Total:	836700	Val/Su SzAd	267.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,564	128.130	200,388
SFL	Second Floor	1,564	128.130	200,388
BMT	Basement	1,002	52.850	52,957
GAR	Garage	562	19.450	10,929
UAT	Upper Attic	251	70.470	17,652
WDK	Deck	196	11.100	2,176

Net Sketched Area:	5,139			Total:	484,490
Size Ad	3128	Gross Area	5890	FinArea	3754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: